

IV. GOALS, OBJECTIVES, AND IMPLEMENTATION POLICIES

The beauty of the City of Bozeman, the Gallatin Valley, and our productive agricultural lands are valuable resources. The area is truly unique and fragile because of our high-mountain setting. However, with additional growth anticipated, some of the Valley's natural resources may be endangered.

The success of the Bozeman Area Master Plan will come about through protecting our natural beauty, pristine environment, and healthy agriculture. The goals, objectives, and implementation policies necessary to maintain that environment are further described in this section of the Bozeman Area Master Plan.

A. ENVIRONMENT, AESTHETICS, AND NATURAL RESOURCES

GOAL 1. IDENTIFY ENVIRONMENTAL CONSTRAINTS AND PRESERVE AESTHETIC RESOURCES OF THE BOZEMAN AREA.

Objectives:

- a. Work with City and County Staff, MSU, State Agencies, Federal Agencies, and advisory groups to identify areas in the Bozeman City-County Planning area with natural or human induced hazards which limit development potential.
- b. Identify and protect areas with special characteristics such as stream corridors and wetlands within the jurisdictional area.
- c. Protect the safety and welfare of the public by identifying areas with physical constraints (examples of such areas include floodplains, landslide-prone areas, steep slopes, fault zones, areas susceptible to severe erosion problems, fill areas, and areas of high water table).

GOAL 2. SUPPORT THE ESTABLISHMENT AND MAINTENANCE OF GREENBELTS AND/OR OPEN SPACE, INCLUDING THE PRESERVATION OF TRAIL AND OPEN SPACE CORRIDORS.

Objectives:

- a. Investigate the acquisition and/or preservation of natural areas within the jurisdictional area.
- b. Through subdivision review, annexation, and zoning, emphasize the establishment of trails and open space corridors.

GOAL 3. ENCOURAGE ADEQUATE DEVELOPMENT, MANAGEMENT AND MAINTENANCE FOR PARKS AND RECREATIONAL AREAS.

Objectives:

- a. Provide for the creation, development and maintenance of subdivision parks and open space, including large City and County Parks and recreational facilities.
- b. Educate the public on the formation of park/open space acquisition, development and maintenance districts.

GOAL 4. ENHANCE THE QUALITY OF LIFE THROUGH RECREATION AND LEISURE PROGRAMMING.

Objectives:

- a. Provide opportunities for recreation and leisure programs for all age groups.
- b. Educate the public regarding the formation of recreation districts.

Implementation Policies:

- a. The City-County Planning Staff and the Recreation and Parks Advisory Board will develop a park and open space plan. Recognizing that the open space and linked trails system shown on the current Master Plan Update Map are conceptual in nature, a new map should be included as part of the new plan.
- b. The City-County Planning Staff and the Recreation and Parks Advisory Board will develop a Recreation Program and Facilities Master Plan.
- c. The City-County Planning Staff will investigate strategies to develop large City and County park and recreation facilities in accordance with the Recreation Program and Facilities Master Plan.
- d. The City Staff, in consultation with the Recreation and Parks Advisory Board, will design a Capital Improvements Program to develop park and recreation facilities and equipment.
- e. The Recreation and Parks Advisory Board will be represented on the Development Review Committee.
- f. The City and County should acquire land along creeks, such as Sourdough, and other open space corridors for eventual park and open space development.
- g. By the end of 1992, the Recreation and Parks Advisory Board will investigate the feasibility of forming Park Maintenance and Recreation Districts.

GOAL 5. ENCOURAGE AGRICULTURE/AGRI-BUSINESS BY PROTECTING AND PRESERVING THE GALLATIN VALLEY'S PRODUCTIVE AGRICULTURAL OPERATIONS THROUGH WELL-PLANNED DEVELOPMENT WITHIN THE JURISDICTIONAL AREA.

Objectives:

- a. Identify agriculturally productive soils and investigate strategies to encourage development on less productive soils.
- b. Protect productive agricultural operations within the jurisdictional area but outside the urban service area.
- c. Encourage more efficient use of land through smaller lot size and increased densities throughout the urbanizing jurisdictional area.
- d. Encourage the more aesthetic and efficient use of land through the establishment of an effective noxious weed control plan.

GOAL 6. PRESERVE, PROTECT AND PROMOTE HIGH QUALITY STANDARDS FOR THE BOZEMAN AREA'S GROUNDWATER, SURFACE WATER AND AIR.

Objectives:

- a. Encourage stream bank buffer strips for sediment, erosion and water pollution control and to protect riparian areas.
- b. Protect air quality in the Bozeman/Gallatin Valley.
- c. Encourage development in portions of the Gallatin Valley where waste disposal and the storage of hazardous materials pose a minimal threat to the groundwater table.
- d. Cooperate and coordinate with State of Montana to ensure the development and adoption of clean air standards and the establishment of a monitoring program to identify the cumulative effects of on-site sewage disposal on water quality.

Implementation Policies:

- a. Develop zoning and subdivision controls to protect water quality and riparian areas.
- b. Require storm water retention and detention facilities where applicable for any construction; require permanent erosion and sediment control facilities as needed for all construction, and require facilities for removal of solids and oils from storm drainage water.

- c. Develop guidelines for fireplace/stove air emission controls, and cause to be presented to the City Commission.

GOAL 7. PROMOTE, ENCOURAGE AND ENHANCE AN AESTHETICALLY PLEASING COMMUNITY.

Objectives:

- a. Encourage area beautification through sign design and creativity that enhances the community and the surrounding environment.
- b. Require businesses and government to install and maintain landscaping.
- c. Encourage the beautification of streets, parking lots, public lands, and if possible, state highways.
- d. Encourage beautification through landscaping of areas used extensively by the public, such as commercial, industrial, and governmental areas.
- e. Control the spread of noxious weeds in the Bozeman area.
- f. Develop a street tree planting and maintenance program/district.

Implementation Policies:

- a. Pursue property exchanges and purchases that are aimed at preserving or rehabilitating historic sites, ridgelines, stream corridors, areas of natural beauty, viewsheds, and parklands.
- b. Require adherence to the City and County noxious weed control programs as a condition of annexation, subdivision review and zoning procedures.
- c. Develop and implement an appropriate sign code.
- d. Develop a City Landscape Plan.
- e. Use zoning and subdivision review to require landscaping.

GOAL 8. PROMOTE AND STIMULATE THE DEVELOPMENT OF BUSINESSES THAT COMPLEMENT OUR COMMUNITY'S GOALS, EXEMPLIFY CREATIVITY IN CONSTRUCTION DESIGN TO COMPLEMENT THE SURROUNDING LAND AND BEAUTY OF THE AREA, AND THAT ENCOURAGE A STRONG BUSINESS-COMMUNITY RELATIONSHIP THROUGH CREATIVE BUILDING AND LANDSCAPE DESIGN.

GOAL 9. PROMOTE AND ENCOURAGE AESTHETICALLY-PLEASING CLUSTER DEVELOPMENT ON THE APPROACHES TO THE CITY.

Objectives:

- a. Identify entryway corridors to Bozeman inside and outside the jurisdictional area in cooperation with the City and County.
- b. Permit highway business only when clustered in planned commercial centers or other compact commercial nodes.

Implementation Policies:

- a. Jointly plan entryway corridors to Bozeman.
- b. Develop corridor development standards for the entryways to the City.
- c. Use of Master Plan, subdivision regulations, and zoning to encourage clustered business development.

B. ENERGY AND RESOURCE CONSERVATION

GOAL 1. ENCOURAGE INNOVATIVE DEVELOPMENT TO BE DESIGNED FOR MAXIMUM USE OF ALTERNATIVE ENERGY RESOURCES AND TO CONSERVE ENERGY, AND OTHER RESOURCES.

Objectives:

- a. Promote alternate energy resources and conserve energy, land and other resources.
- b. Preserve and maximize solar access to existing and future development whenever possible.
- c. Encourage residential development within walking distance of employment, shopping, and recreation areas.

Implementation Policies:

- a. Use the Master Plan, subdivision, and zoning regulations to further energy and resource conservation objectives.

C. HISTORIC PRESERVATION

GOAL 1. PRESERVE AND ENHANCE ALL OF THE FEATURES OF THE COMMUNITY'S HERITAGE THAT DEFINE AND CONTRIBUTE TO GALLATIN VALLEY'S UNIQUE "QUALITY OF LIFE".

Objectives:

- a. Continue to identify buildings, design elements and natural features that singularly and collectively contribute to the historic fabric of the Gallatin Valley.

- b. Undertake programs that will increase community awareness of, sensitivity toward and practical knowledge about its heritage and the economic as well as aesthetic value of preservation.
- c. Encourage HPAB to conduct activities directed toward stimulating private and public investment in the restoration of historic buildings, outdoor spaces, and natural features.
- d. Strengthen the City's ability to foster preservation and conservation by supporting the efforts of the Historic Preservation Advisory Board.

Implementation Policies:

- a. Direct all city agencies and personnel, when in contact with property owners or lessees planning or undertaking changes of buildings, outdoor spaces or natural features in Historic Districts, upon structures constructed prior to World War II or upon more recently constructed architecturally significant structures, to notify the City Historic Preservation Officer of such change and encourage the party(s) to take advantage of the services offered by the HPO and Historic Preservation Advisory Board.
- b. Direct all city agencies and personnel prior to and early in consideration of any change to City owned or controlled property (including buildings, outdoor spaces, natural features, right-of-ways or facilities), to seek comment from the Historic Preservation Advisory Board.
- c. Request and encourage all other governmental agencies (school district, county, etc.) and general public related agencies (M.S.U., Montana Power, etc.) prior to and early in consideration of any change to property (including buildings, outdoor spaces, natural features, right-of-ways or facilities) to also seek comment from the Historic Preservation Advisory Board.
- d. Amend zoning and other codes and ordinances as necessary to eliminate provisions which present or discourage preservation actions; and, adopt provisions that will encourage and reward preservation and restoration sensitive to the history, design and neighboring properties.
- e. Adopt policies and implement measures as may be appropriate to protect the unique features of each of the several historic neighborhoods and individual historic properties.
- f. Issue such proclamations and directives as needed to support, publicize and encourage historic preservation.

- g. Provide financial support to the Historic Preservation Advisory Board as necessary and prudent.

D. ADMINISTRATIVE/REVIEW PROCESS

GOAL 1: DEVELOP A CLEAR LAND USE REVIEW PROCESS THAT PROVIDES FOR OBJECTIVE CRITERIA AND STANDARDS FOR ALL LAND AND/OR BUILDING DEVELOPMENT WHILE ENSURING PROVISIONS FOR ADEQUATE PUBLIC REVIEW.

Objectives:

- a. Organize the regulatory agencies and area of jurisdiction to maximize administrative capabilities and efficiency.
- b. Revise and clarify land-use regulations to increase flexibility and strengthen enforcement.
- c. Require the City-County Planning Board to prepare a prioritized five-year long-range program of work, annually review the program, and prepare a program budget each year which prioritizes implementation activities and identifies funds to help pay for these activities.
- d. Require that the program budget and long-range program of work be based on the goals and policies of the adapted master plan.
- e. Require that the program budget include comprehensive review of the adopted master plan at least one time every five years.
- f. Establish an educational program to assist in a better understanding of all parties regarding the Master Plan and its operation.

Implementation Policies:

- a. Develop and present a proposal for action by the governing bodies to combine the membership and functions of the Bozeman City-County Planning Board and Bozeman Zoning Commission.
- b. Encourage the joint utilization of the City-County Planning Office and County Subdivision Review Office to undertake special projects.
- c. Develop procedures to insure cooperation and interaction between local governments, advisory boards, public officials, and M.S.U.
- d. Develop and present a proposal for re-aligning the City-County planning jurisdiction boundary. This proposal should reflect anticipated growth patterns in the jurisdictional area, and ultimately, sewer and water service area boundaries. The proposal should also reflect aesthetic considerations

for entryway corridors to the Community and quality of life considerations for people living around Bozeman.

- e. Encourage the County Commission and County residents to develop additional citizen-initiated planning and zoning districts surrounding the present and/or proposed jurisdictional boundary.
- f. Upon completion and approval of the Master Plan Update, re-write the Bozeman Zoning Code, including:
 - i. Development of clear, objective, and specific performance standards that guide the Planned Unit Development process within residential, commercial, and industrial areas.
 - ii. Development of general performance standards for identified “historical mixed-use” and “entryway” areas of the community.
 - iii. As performance standards are adopted for each broad land-use category (residential, commercial, industrial, multiple-use, and entryways) eliminate “T-District” regulations in that category.
- g. Develop a design-compatible review process which involves the public in the conceptual stage of a development proposal, and which utilizes staff expertise to address detailed standards after conceptual approval is granted.
- h. Establish and utilize a Development Review Committee (DRC) to advise developers at both the conceptual and detailed level of review.
- i. Staff shall prepare a development guidebook regarding the planning process, policies, time frame, and all relevant requirements.
- j. The City-County Planning Board shall establish a regularly scheduled orientation program for the members of the Zoning Commission, Board of Adjustment, Gallatin County Commission, and City Commission to acquaint them with the contents of the plan and to encourage adherence to the Plan’s goals and objectives.

E. **RESIDENTIAL**

GOAL 1. ENCOURAGE RESIDENTIAL DEVELOPMENT IN THE CITY OF BOZEMAN WHERE THERE IS ADEQUATE ROAD, BICYCLE AND PEDESTRIAN ACCESS, WITH PROVISIONS FOR SHOPPING AND COMMERCIAL DEVELOPMENT.

Objective:

- a. Provide for residential development in and adjacent to the Central Business District and near appropriate commercial nodes.

GOAL 2. ENCOURAGE CONSTRUCTION OF A FULL RANGE OF HOUSING TYPES, SIZES AND COSTS, INCLUDING MANUFACTURED AND MODULAR HOMES, TO ASSURE THE OPPORTUNITY FOR FUTURE RESIDENTS TO OBTAIN A CHOICE OF LIVING ENVIRONMENTS.

Objective:

- a. Allow for City residential development that compete on a cost and style basis with rural subdivisions.

GOAL 3. ENCOURAGE PLANNED UNIT DEVELOPMENTS AND CLUSTER RESIDENTIAL TECHNIQUES THAT FEATURE A VARIETY OF HOUSING TYPES DESIGNED TO ENHANCE THE NATURAL ENVIRONMENT, CONSERVE ENERGY AND TO PROVIDE EFFICIENT PUBLIC SERVICES AND FACILITIES.

Objective:

- a. Investigate the feasibility of transfer of development rights within the jurisdictional area.

GOAL 4. ENCOURAGE THE PRESERVATION AND REHABILITATION OF THE EXISTING HOUSING STOCK TO PROMOTE THE HEALTH, SAFETY AND GENERAL WELFARE OF THE RESIDENTS OF THE CITY OF BOZEMAN AND ITS JURISDICTIONAL AREA, REGARDLESS OF INCOME LEVELS.

Objectives:

- a. Assist the revitalization of neighborhoods in designated areas that have deteriorating and substandard living conditions.
- b. Residential neighborhoods shall be revitalized as funding becomes available for such purposes as renovation of neighborhood residences and buildings, public facilities, litter control, and development of parks and playgrounds.

Implementation Policies:

- a. Make low interest loans to low and moderate income persons for neighborhood revitalization, when available.

GOAL 5. RECOGNIZE AND, TO THE EXTENT POSSIBLE, PRESERVE AND PROMOTE THE UNIQUE CHARACTER OF NEIGHBORHOODS IN THE CITY OF BOZEMAN THROUGH LAND USE CLASSIFICATIONS AND ZONING.

Objective:

- a. Discourage conversions of single family residences to multi-family residences including duplexes, triplexes, and fourplexes, in Bozeman's older neighborhoods, where parking facilities and other infrastructure elements are inadequate to serve higher density populations.

Implementation Policies:

- a. To protect viable single family neighborhoods, utilize the zoning regulations to prevent inappropriate single family residence conversions and encroachments of multi-family housing.
- b. Evaluate zoning and subdivision regulations to ensure that the City can attract a variety of residential development cost levels and styles.

F. **COMMERCIAL, INDUSTRIAL, AND ECONOMIC DEVELOPMENT**

GOAL 1. MAINTAIN AND STRENGTHEN THE CENTRAL BUSINESS DISTRICT AS A COMMERCIAL, CULTURAL, AND SYMBOLIC CENTER FOR THE BOZEMAN AREA.

Objectives:

- a. Stimulate office/business development, high density residential development, and cultural and entertainment facilities in and near the central business district (CBD).
- b. Encourage, maintain and enhance the growth of Bozeman as a regional retail, service and shopping center.

Implementation Policies:

- a. Develop regulatory and economic incentives to stimulate higher density development near the CBD.

GOAL 2. PROMOTE AND STIMULATE THE DEVELOPMENT OF THE BOZEMAN AREA AS A CULTURAL AND RECREATIONAL CENTER.

Objective:

- a. Encourage and support activities, such as the proposed Performing Arts Center, which will enhance the cultural and recreational opportunities within the Bozeman area and throughout Gallatin County.

GOAL 3. CONTINUE TO SUPPORT THE LONG-TERM ECONOMIC GOALS OF THE COMMUNITY, AND SUPPORT THE PROGRAMS NECESSARY TO ACCOMPLISH THESE GOALS.

Objective:

- a. Encourage and support activities which will implement adopted strategic economic development plans, and coordinate said plans with the area's land use planning efforts.

Implementation Policies:

- a. Develop a procedure in cooperation with the Gallatin Development Corporation, Chamber of Commerce, community design professionals, and City-County Planning Staff to guide new businesses through the review process.

GOAL 4. ENCOURAGE IMPROVEMENT OF THE APPEARANCE OF EXISTING DESIGNATED INDUSTRIAL AREAS AND ENCOURAGE INFILLING OF DESIGNATED INDUSTRIAL AREAS.

GOAL 5. ENCOURAGE ECONOMIC DEVELOPMENT ASSOCIATIONS TO PROMOTE THE EXPANSION OF EXISTING BUSINESSES AND THE LOCATION OF NEW BUSINESSES THAT WILL PROVIDE A VARIETY OF INDUSTRIAL AND COMMERCIAL ACTIVITIES, PROVIDING THEY ARE HARMONIOUS WITH OUR NATURAL ENVIRONMENT.

Objective:

- a. Encourage the economic development associations to coordinate planning issues between local businesses and the City of Bozeman and Gallatin County through public/private assistance and awareness programs.

GOAL 6. SUPPORT THE GROWTH AND STABILITY OF THE UNIVERSITY.

Objectives:

- a. Encourage the City, County and University and the adjacent neighborhoods to cooperate in coordinating economic goals and long-range planning.
- b. Support legislative efforts to maintain adequate funding for Montana State University.

Implementation Policies:

- a. Establish criteria to identify mixed use neighborhoods.
- b. Develop mixed use overlay zoning regulations and P.U.D. standards for neighborhoods which exhibit an existing mix of commercial, industrial, and residential uses.

G. PUBLIC FACILITIES

GOAL 1. ASSESS, PLAN FOR AND PROVIDE ADEQUATE MUNICIPAL WATER SUPPLY AND CENTRAL SEWER SERVICES TO MEET FUTURE NEEDS OF THE BOZEMAN URBAN AREA, AND ENCOURAGE AND PROMOTE THE CONSERVATION OF WATER.

Implementation Policies:

- a. Develop and implement comprehensive municipal water development and central sewer service plans, including identification of specific actions to be taken and a public information program.
 - i. The water development plan shall identify sources of water to augment those presently used. Sources to be considered shall include usable water rights acquisition, ground water development, water conservation, water storage, and other possibilities. The plan shall further include a program to examine, repair, and construct water supply facilities as needed, and shall propose a schedule for such activities.
 - ii. The sewer system plan shall include a program to examine, repair, modify and construct storm and waste sewerage delivery, processing and disposal facilities for the future, and shall propose a schedule for such activities.
- b. Develop a capital improvement plan to implement the water and sewer development plans.
- c. Revise the boundaries of the Bozeman Urban Growth Area to reflect realistic economic and engineering constraints for water and sewer system needs and facilities.
- d. Revise annexation, zoning and subdivision policies and regulations as necessary to conform with the Bozeman Urban Growth Area.
- e. Develop land-use classifications that are consistent with the Bozeman Urban Growth Area boundary, and insure that adequate sewer and water service facilities are available for current and projected future demands

GOAL 2. PROVIDE FOR ADEQUATE SOLID WASTE DISPOSAL FOR THE JURISDICTIONAL AREA WHILE REDUCING THE NEED FOR SANITARY LANDFILL AND THE DEMAND FOR NATURAL RESOURCES.

Implementation Policies:

- a. Develop and implement a comprehensive solid waste disposal plan for Bozeman and the jurisdiction which recognizes and encourages recycling, and which includes identification of specific actions to be taken and a public education and information program.

- i. The solid waste disposal plan shall identify sources of solid waste and assess demand for solid waste disposal area; shall explore alternative waste disposal strategies with other communities; shall develop an implementation strategy for the jurisdictional area.
- b. Develop a capitol improvement plan to implement the solid waste disposal plan.

GOAL 3. ENCOURAGE DEVELOPMENT TO OCCUR WITHIN THE BOZEMAN URBAN GROWTH AREA.

Implementation Policies:

- a. Investigate expedited review procedures, cost-sharing opportunities, flexibility in standards, and other methods to increase the feasibility of developing within the Urban Services Area.

GOAL 4. ENCOURAGE DEVELOPMENT OF NEWLY PLANNED RESIDENTIAL AREAS IN LOCATIONS WHICH MINIMIZE THE COST AND MAXIMIZE THE BENEFIT OF PROVIDING PUBLIC SERVICES AND FACILITIES.

Implementation Policies:

- a. Designate more single family residential areas in the Bozeman Urban Service Area through zoning and subdivision regulations and planned, phased extension of facilities.
- b. Adopt zoning standards and procedures which encourage developments that make efficient use of facilities.

GOAL 5. THE COST OF PROVIDING PUBLIC FACILITIES FOR FUTURE DEVELOPMENT SHOULD BE BORNE, ON A FAIR SHARE BASIS, BY THE DEVELOPMENT THAT REQUIRES THEM.

Implementation Policies:

- a. Develop a technique to identify, evaluate, and assess the fair share of development impacts, including impact fees and other options that may be required for the development of the site.

GOAL 6. PUBLIC FACILITIES (BUILDINGS) SHOULD BE PLANNED FOR FUTURE CAPACITY, LONG-TERM SERVICE, DEPENDABILITY, AND SAFETY.

Implementation Policies:

- a. Develop and implement a comprehensive public facilities plan which includes an assessment of future capacity, long-term service dependability and safety.

- b. Develop public facilities Capitol Improvement Plan to implement the public facilities plan.
- c. Review the Bozeman and Gallatin County Subdivision Regulations, and update as necessary to continue good quality public facility planning and construction standards.

GOAL 7. ENCOURAGE IN-FILL DEVELOPMENT WHERE APPROPRIATE TO ASSURE MAXIMUM USE OF EXISTING PUBLIC UTILITIES WITHIN THE BOZEMAN URBAN SERVICE AREA AND MAXIMUM COST-EFFICIENCY TO THE CITY AND THE USERS.

Objective:

- a. Adopt zoning procedures which encourage cluster developments that make efficient use of facilities, and encourage development where facilities can be economically provided.

H. **TRANSPORTATION/CIRCULATION**

GOAL 1. DEVELOP A TRANSPORTATION SYSTEM WHICH CAN ACCOMMODATE BOTH CURRENT AND PROJECTED GROWTH PATTERNS, TIED TO A FUNDING MECHANISM FOR EACH OF THE FOLLOWING OBJECTIVES.

Objectives:

- a. Combine the Technical Advisory Committee (TAC) and the Policy Coordinating Committee (PCC) and coordinate their recommendations with the City and County Planning Staff and citizen representation.
- b. Reduce through truck traffic through downtown Bozeman.
- c. Cooperate with Montana State University to solve traffic related and parking problems in and around campus.
- d. Provide a plan for safe bicycle movement, including designation of appropriate bicycle routes, development of a comprehensive bicycle safety program, and construction of an off-road bicycle trail system along open space corridors.
- e. Provide for safe pedestrian walkways, whether paved or unpaved.
- f. Develop the arterial roadway system at the edge of existing urban development to relieve congestion on the inner portions of the City's arterial system.

- g. Provide a plan for designated bicycle lanes on the streets of Bozeman which will assist in facilitating traffic flow, especially between the Central Business District and the campus of Montana State University.
- h. Recognize the fabric of existing neighborhoods and provide a means of maintaining existing neighborhood characteristics in the transportation planning process.

Implementation Policies:

- a. Develop a prioritized Capitol Improvements Program to construct and maintain the transportation network as specified in the transportation plan.
- b. Review the current transportation plan and update to provide enhanced vehicular, bicycle, and pedestrian circulation.
- c. Develop and consider alternative implementation strategies to fund construction of the Transportation Plan.
- d. Use subdivision and zoning regulations and PUD standards to minimize the number of approaches onto designated collectors and arterial highways.

V. MASTER PLAN ELEMENTS

Based on the preceding inventory, analysis, and establishment of goals and objectives, this section of the document sets out the major master plan elements needed to achieve future vision for Bozeman. While previous sections of the plan addressed a wide variety of topics, this section focuses on just four critical areas needed to accomplish the major recommendations of the plan. There four areas are:

- Land Use
- Parks and Open Space
- Transportation
- Historic Resources Preservation

While related elements of the plan are important, such as water, sewer, and other public facilities, it is these four elements which will have the most dramatic effect on the Bozeman area. Generally, a slower growth rate is expected than was experienced in the mid-1980's, and the City's ability to stay current with the public facilities should not be stretched. Steady, programmed attention to these elements, as proposed in the Goals and Objectives, should allow the City to keep pace with needs. However, to preserve and enhance the essential qualities of life in Bozeman and the Gallatin Valley, the City and County must take actions in land use, open space protection, transportation, and historic resource preservation to prevent further loss of the essential natural characteristics of the area.

A. LAND USE

The proposed land use delineations for the City-County Planning Area are shown in Figure 8. The land use element focuses strongly on 1) preserving natural systems (especially stream corridors and scenic views); 2) designating ample land for urban expansion and infill; and 3) delineating a clear Urban Growth Area where City water and sanitary sewer service will be available during the next 20 years. Inside the Urban Growth Area, urban development densities will be encouraged with the immediate or eventual provision of City services. Outside of the Urban Growth Area and Rural Residential Nodes, no more than one dwelling unit per 20 acres will be allowed unless clustered. The major reasons for this approach are to 1) preserve the scenic character of the Gallatin Valley floor back dropped by the mountains; 2) reduce the long term potential of ground water pollution; and 3) encourage continued agricultural use; and 4) to encourage the implementation of a density bonus system in the appropriate zoning areas to further additional infill development and contribute to orderly growth within the Bozeman planning jurisdiction.

The land use delineations shown in Figure 8 are not intended to be implemented by an appropriate zoning classification until the necessary infrastructure is in place to accommodate the planned land use. In this respect, the Master Plan map (figure 8) represents a long-range vision of community development, rather than an "existing land use" map or short-term development picture of the area. This "long-range vision" concept would also apply to certain street alignments and open space corridors depicted on the Master Plan map.

Land Use Classification

- Public Lands and Open Space: Public Lands and Open Space are existing public lands, including school sites, Montana State University, other state and federal lands, community-scale parks, Sunset Hills Cemetery, and the County Fairgrounds.

This land use classification also depicts a conceptual network of linear parks and trails throughout the Jurisdictional Area and beyond. However, specific elements of the network of linear parks and trails as depicted are not necessarily in public ownership at this time; they are shown on the Land Use Map only to illustrate the community's expressed desire for a wide range of outdoor recreation activities in natural settings. Also, for visual impact, the open space corridors are depicted at an exaggerated scale, and do not indicate actual or proposed locations of possible future corridors.

- Urban Residential Infill: Urban Residential Infill areas are areas within the current City limits where residential development at urban densities is appropriate; primarily, these areas will develop at single-family densities of 3 to 6 dwelling units per acre; multi-family residential development (6 – 15 dwelling units per acre) may be appropriate where:
 1. part of a mixed-use planned development,
 2. fronting on or near to principal or major arterials,
 3. acting as a buffer between single-family residential and commercial/industrial uses,
 4. near Montana State University, but not adversely affecting the character of existing single-family neighborhoods, or
 5. concentration of residential density on a parcel will preserve sensitive natural resources such as stream corridors or steep slopes.

In certain portions of the urbanized area of Bozeman, densities in excess of 15 dwelling units per acre may be allowed. A density bonus of 33% above 15 dwelling units per acre may be allowed, but would be available only when a proposed project exceeds established design standards for the development. The density bonus may be allowed only when the proposed project is compatible with adjacent neighborhood development. Building height and footprint configurations, superior site planning, landscape and buffering requirements would ensure compatibility with adjacent development. Increasingly dense development is appropriate for certain portions of the urbanized area.

- Urban Residential: Urban Residential areas are undeveloped areas outside of the existing City limits, but within the identified "Service Boundary of Existing Sewer System" (see Master Plan Map). Residential development in these areas must connect to City services and may develop at urban densities up to six (6) dwelling units per acre; multifamily development (6-20 dwelling units per acre)

may be appropriate under the same conditions as the Urban Residential Infill category.

- Suburban Residential: The intent of the “Suburban Residential” Density Area is to permit the subdivision of land at a variety of densities while insuring an overall density and configuration of development that will accommodate the extension of urban services at an affordable cost to each dwelling unit.

Within the area generally delineated as “Suburban Residential”, three land development options are available:

1. At “Rural Residential” density of one dwelling unit per twenty acres, until urban services become available.
2. At “Rural Residential” density utilizing the sliding scale density bonus procedure (see Graph 8.). Subdivision of the open space remainder of the clustered parcel may occur when urban services become available.
3. At an average gross density not less than one unit per acre, nor greater than six units per acre, provided the development is designed utilizing a PUD procedure. Appropriate assurance must be provided by the developer that an equal share of the cost of all urban services that may be eventually provided to the development will be paid by every property owner within the PUD.

- Rural Residential Node: Rural Residential Nodes are areas outside of the Urban Growth Area where residential development patterns have been established; development may continue at one dwelling unit per acre, or at the maximum density allowed by State Department of Health regulations.

Rural Residential Nodes generally exhibit several characteristics. The nodes are composed of large lot home sites, usually one (1) acre or larger. Lots may have been created either through the subdivision procedure or through the use of exemptions. Onsite water and sewage disposal systems are generally used, however, community systems may be appropriate depending on soil conditions. Small-scale animal husbandry is often practiced. Rural nodes are separated from one another, and in most cases, from the City of Bozeman, by agricultural land.

The intent of the rural Residential Node designation is to provide for the infill of land that is already subdivided into tracts less than 20 acres in size, and to encourage the resubdivision of existing parcels that are less than 20 acres in size. This category recognizes that development outside the Urban Service Area has occurred in scattered clusters and that some homeowners prefer rural living. Rural nodes are intended to discourage unreviewed divisions of land and ease development pressures on agricultural land.

Boundaries for Rural Residential Nodes as depicted in the 1990 Master Plan Update have been established using the characteristics above and according to the following criteria.

CRITERIA FOR ESTABLISHMENT OF RURAL NODES IN 1990 MASTER PLAN UPDATE:

- Adjacent to nodes established in the 1983 Bozeman Area Master Plan.
- Water and sewer are available either by on-site systems or private community systems.
- Areas characterized by an established pattern of tracts less than twenty (20) acres.
- At least 50% of existing lots are built on.
- Access to county maintained roads or public roads maintained by a homeowners' association.
- Compatibility with surrounding area.
- Proximity to community and public services such as schools, fire, police.

With a variety of alternative development options available throughout the Planning Jurisdiction (including cluster developments and Planned Unit Developments), it is not anticipated that Rural Residential Nodes will be expanded beyond those boundaries which are depicted in this 1990 Master Plan Update.

- Rural Residential: Rural Residential are areas outside of the Urban Growth Area which are encouraged to remain undeveloped and in agricultural production. There are three (3) development options available in the rural residential area. First, residential development will be permitted at a density of one (1) unit per twenty (20) acres.

Second, through the subdivision review procedure, density bonuses may be available on a sliding scale basis (see Graph 8.), in accordance with Zoning provisions, where a developer controls at least twenty-five (25) acres, and where the average net size of residential lots is limited to not more than one (1) acre, thereby maximizing the amount of land remaining in agricultural production or open space. Additional density bonuses may be available where the proposed development enhances and/or preserves identified community interests such as wildlife habitat, open space corridors, ridgelines, or riparian areas. This option is

intended to encourage land reassemblage, cluster development, or other planned development meeting the intent of this classification.

Finally, through PUD review, bonus densities on any size parcel may be achieved where at least fifty percent (50%) open space is preserved and where central water and/or sewer service is provided, and when any adopted off-site impact policy standards are met. This option is intended to encourage creative planned developments.

**Graph 8.
Cluster Driven Density Bonuses**

Number of dwelling units permitted based on size of tract to be developed (in acres).										
Acres	20	25	30	35	40	44	48	52	56	60
Dwelling Units	1	2	3	4	5	6	7	8	9	10
Acres	64	68	72	76	80	→Continued as a Straight→ →Line Projection→				
Dwelling Units	11	12	13	14	15					

- Commercial: Commercial areas are areas where the most intensive types of commercial and high density residential development may take place; while Commercial areas may include either commercial or multi-family development, adequate but controlled access to arterial streets is essential; the commercial areas are intended to develop as the major commercial and service activity centers of the community; residential densities may range to 27 dwelling units per acre.
- Business Park/Industrial: Business Park/Industrial areas denotes employment, wholesaling and utility centers for the community; the particular type of use will be determined based upon its potential impact upon adjacent land uses and the intensity of development; in particular, the development of business park/industrial areas shall be such that the least intense uses shall be located along arterial streets, where visibility to the public is likely; more intense uses shall be located away from the arterial streets, buffered by the other uses.

Land Use Implementation Guidelines

When utilizing the Bozeman Area Master Plan, certain interpretations will occasionally be necessary due to the flexibility and policy-oriented nature of the Plan itself. Therefore, when implementing the Land Use Plan, the following guidelines will aid in interpreting any discrepancies, extraordinary conditions, or unusual circumstances.

Residential Land Use Guidelines. The following guidelines shall aid in governing all land use planning pertaining to the development of land designated as residential in the Land Use Plan.

- Residential Density Calculations

The formula for calculating gross residential density shall be:

$$D = du/A$$

The formula for calculating net residential density shall be:

$$D = \frac{du}{A - (c + i + s + a)}$$

where	D	=	Residential density
	du	=	Total number of dwelling units in project
	A	=	Total site area (acres)
	c	=	Total commercial land area (acres)
	i	=	Total industrial land area (acres)
	s	=	Reserved but undedicated school and park sites (acres)
	a	=	Street rights-of-way (acres)

- Allowable Net Residential Densities

- Urban Residential Infill:
 - Single-Family: 3-6 D.U./acre
 - Multi-Family: 6-20 D.U./acre
- Urban Residential:
 - Single-Family: 0-6 D.U./acre
 - Multi-Family: 6-20 D.U./acre
- Suburban Residential:
 - Single-Family: 0-.05 D.U./acre
or up to 6 D.U./acre with bonus
- Rural Residential Node: 0-1 D.U./acre
- Rural Residential: 0-.05 D.U./acre,
or up to approx. .25 D.U./acre with bonus
- Commercial: 6-27 D.U./acre

- Conditions Allowing Commercial Uses Within Residential Areas

In an effort to create quality neighborhoods in Bozeman, retail and service commercial uses will be permitted as part of the neighborhood pattern. However, any commercial development must be sited and designed such that the activities present will not detrimentally affect the adjacent residential neighborhood. To this end, the following guidelines will influence the siting of commercial uses.

- Commercial uses will be located only at the intersections of arterial streets, or arterial and collector streets where appropriate.
- Professional offices, retail and service commercial uses may be permitted in commercial centers, but only at a development scale compatible with residential development.

Commercial Land Use Guidelines. The following guidelines shall aid in governing all land use planning pertaining to the development of land designated as commercial in the Land Use Plan Element.

- Allowable Land Uses

Commercial activities in areas designated commercial include all service, light manufacturing, retail, professional office uses and multi-family development.

- Conditions for Allowing Residential Uses

High-density residential uses will be allowed to locate in areas designated as commercial areas in the Land Use Plan providing:

Densities may range up to 27 dwelling units per acre. However, densities greater than 20 du/acre may be allowed only for developments of exceptional or unique design. Qualifications for exceptional design may include:

1. Landscape and architectural design integration with commercial development;
2. Elimination of residential parking from public view;
3. Extensive open space to lessen density appearance;
4. Provision of recreational center (s); and
5. Provision of internal and external transportation system management techniques and design to maximize traffic efficiency and minimize traffic congestion.

Business Park/Industrial Land Use Guidelines. The following guidelines shall aid in governing all land use planning pertaining to the development of land designated as business park/industrial on the Land Use Plan Element.

- Allowable Uses

Land use activities in areas designated business park/industrial include office uses, industrial uses, commercial uses and warehousing.

- Relationship to Arterial Streets

Light industrial uses and business parks may be located along arterial streets. Heavy industrial uses and warehousing activities will be located away from arterial streets, allowing the garden-type light industrial and business park uses to buffer the general view of heavy industrial activities.

- Landscaping

All business park/industrial development shall be landscaped utilizing consistent landscaping themes that will tie adjacent projects together. Landscape easements along public rights-of-way using shrubs, trees and earth berming will be provided and installed at the time of street construction.

- Master Planning

To assure compatibility between business park/industrial activities and adjacent sites, mater planning of business park/industrial developments may be required.

Additional Land Use Implementation Guidelines

In addition to the previous implementation guidelines pertaining to specific land use designations, the following policies shall also be used when determining land use planning issues.

- Buffering and Transitional Land Use

When any two different land use types are shown on the Land Use Plan Map, or are approved as part of a development master plan, buffering or a transitional land use between the two land uses may be required, particularly if there is substantial reason to believe that the two land uses will be incompatible. Buffering consists of the placement of neutral space between two incompatible uses and will be required of the more intensive use where a less intensive use already exists or where the Land Use Plan shows that a less intensive use is intended adjacent to the more intensive use.

Transitional land use consists of the placement of a compatible land use between two dissimilar or incompatible land uses. Situations requiring buffering or transitional land uses may include:

- Large-lot single-family development adjacent to higher density single family or multi-family development;
- Residential uses adjacent to industrial or commercial uses.

- Buffering Techniques

In cases where the above situations exist, the following techniques may be required.

- Areas consisting of landscaped open space;
- Arterial and collecting streets with landscaping;
- Fences, landscaping, earth berms; or
- Combinations of above.

- Interpretation of Land Use Boundaries

The land use boundaries, as shown on the Land Use Plan, utilize natural or man-made demarcations where possible. The intention here is to create a soft and flexible approach to land use demarcation and to the differentiation of land use potentials within the overall planning area. This softer-edged approach to proposed land use distinctions will serve to create more flexibility as Bozeman proceeds with creative and effective implementation to the Plan. Where softer-edged boundaries are not readily distinguishable, variations may be allowed, provided the overall intent of the Land Use Plan is not compromised. With appropriate buffering, site lighting, landscape and site planning techniques, substantial variations may be allowed without compromising or diminishing the intended purpose of the Land Use Plan.

- Pre-existing Nonconforming Uses and Facilities

Certain land use and development patterns exist in the Bozeman-Gallatin County planning jurisdiction, as in virtually every urban area, that do not conform to currently accepted land development planning and use classifications. These “problem areas” are the result of such circumstances as changes in transportation systems, land use control procedures and decisions or are conditions that predate community planning and zoning. This Master Plan recognizes the existence of these anomalies, without specifically identifying, locating or describing them, and shall be construed to permit and encourage any appropriate means taken to resolve or mitigate the issues and problems attendant thereto. A Master Plan amendment will not be required to accommodate land use or facility changes in connection with the mitigation of these issues; however, any such action, if appropriate, shall be reflected in subsequent Plan updates.

Amendments to the Master Plan

The Bozeman Area Master Plan, including the Land Use Plan Element, constitutes a land use policy statement that was created based upon prevailing needs, the existing development pattern,

underlying zoning, considerations of both man-made and natural constraints and opportunities for development, and accepted planning practices. Over a period of time, any of these variables are subject to change. Consequently, the Plan must periodically be reviewed and occasionally amended if it is to remain effective.

However, amendments to the Plan should never be allowed to occur in a haphazard manner. Amendments to the Plan should only occur after careful review of the request, findings of the fact in support of the revision and a public hearing. The statutory requirements which guided the adoption of the Master Plan shall be followed for all amendments as they pertain to public hearings and otherwise. The term amendments shall apply to both text and map revisions. Written findings of fact shall be issued which weigh the following criteria:

1. Whether the development pattern contained in the Land Use Plan inadequately provides appropriate optional sites for the use proposed in the amendment.
2. Whether the amendment constitutes an overall improvement to the Master Plan or would be solely for the good or benefit of a particular landowner or owners at a particular point in time.
3. Whether the amendment will adversely impact the community as a whole or a portion of the community by:
 - Significantly altering acceptable existing land use patterns,
 - Requiring larger and more expensive improvements to roads, sewer or water systems that are needed to support the prevailing land uses and which, therefore, may impact development of other lands,
 - Adversely impacting existing uses because of increased traffic on existing systems, or
 - Affecting the livability of the area or the health and safety of the residents.
4. Whether the amendment is consistent with the overall intent of the Master Plan.

Amendments to the Master Plan may be initiated by the City or County in accordance to the procedures set forth by State Statutes or may be requested by private individuals or agencies.

It shall be the burden of the party requesting the amendment to prove that the change constitutes an improvement to the Plan.